



FORD POINT

**A LEGACY OF  
INNOVATION.**

# AN ARCHITECTURAL ICON AT THE WATER'S EDGE.



Located on the Richmond waterfront, Ford Point is a historic landmark reinvented at the intersection of sustainability and accessibility.

- > SPECTACULAR WATERFRONT VIEWS OF THE BAY AND SAN FRANCISCO
- > SF FERRY STOP RIGHT IN FRONT OF BUILDING
- > HIGH CEILINGS WITH ENORMOUS SKYLIGHTS AND OPERABLE WINDOWS FOR INCREDIBLE NATURAL LIGHT AND FRESH AIR

# 87,304 SF AVAILABLE FOR INVENTION.

Ford Point is a community for big ideas—  
a place for innovators, creators, collaborators,  
leaders, and disruptors.

- > FLEXIBLE ZONING FOR R&D, MANUFACTURING, FLEX OFFICE, AND RETAIL
- > AVAILABILITY ACROSS 1ST AND 2ND FLOORS
- > PRIVATE BOAT DOCK ACCESS AVAILABLE
- > DRIVE-IN LOADING DOCKS AVAILABLE

# DESIGNED FOR INDUSTRY.



Conceived by renowned industrial architect Albert Kahn, Ford Point is a stunning example of his revolutionary “daylight factory” design, featuring unobstructed interiors and an exposed concrete frame allowing for abundant windows and skylights admitting light and air.



Originally constructed in 1930 as the Ford Motor Company Assembly Building, extensively restored and seismically retrofitted in 2004, Ford Point is a unique mixed-use property with expansive floor plates, high ceilings, and spectacular waterfront views of the bay and San Francisco.

**BUILT**  
1930

**TOTAL SF**  
461,615 SF

**ZONING**  
R&D, manufacturing and distribution, advanced manufacturing, flex office, and retail

**ARCHITECTURAL FEATURES**  
Abundant windows and skylights

**GREEN BUILDING**  
LED lighting, rooftop solar panels

**PARKING**  
961-space parking lot with 17 electric vehicle charging stations

**SECURITY & MAINTENANCE**  
24-hour manned security, on-site engineer and maintenance team

**BUILDING ENTRANCES**  
Individual tenant entrances

**ACCESS**  
24/7

**ELEVATORS**  
3 elevators

**LOADING**  
14 dock high doors and 8 grade-level doors

**ELECTRIC CAPACITY**  
10,500 amps

**FLOOR LOADS**  
200 pounds psf on 1st floor and 150 pounds psf on 2nd floor

**CEILING HEIGHT**  
16' – 18'

**PUBLIC TRANSPORTATION**  
Richmond Ferry Terminal and BART shuttle

**MANAGEMENT**  
Institutional owner/operator and national property manager

**AMENITIES**  
Restaurant, event space, waterfront walk way and ferry stop

# BUILT FOR PRODUCTIVITY.





**1930**

Renowned architect Albert Kahn designs the Ford Motor Company Assembly Plant, the largest auto plant on the West Coast.

**1942**

The plant joins WWII production efforts, assembling jeeps, tanks and military combat vehicles, and becomes known as the “Richmond Tank Depot”. After building 49,000 jeeps and 91,000 other military vehicles, the plant reverts back to auto manufacturing

**1953**

Last Ford is assembled.

**1956**

The plant closes and remains largely unused for almost 50 years.



**1975**

University of California sells building to Richmond after using it for book storage.

**1988**

The building added to the National Register of Historic Places.

**1989**

The building sustains significant damage after the Loma Prieta earthquake.

**2000**

The Rosie the Riveter National Historical Park is established to tell stories of home-front efforts at the plant, including women entering the work force for the first time.



**2009**

The property undergoes a 3-year redevelopment plan that includes a complete seismic upgrade. The fully renovated mixed-use property, renamed Ford Point, houses businesses, a restaurant, light industrial, an entertainment space called the Craneway Pavilion, and the Rosie the Riveter WWII Home Front Visitor Center.

**2011**

The Ford Point redevelopment wins the American Institute of Architects National Honor Award in 2011.

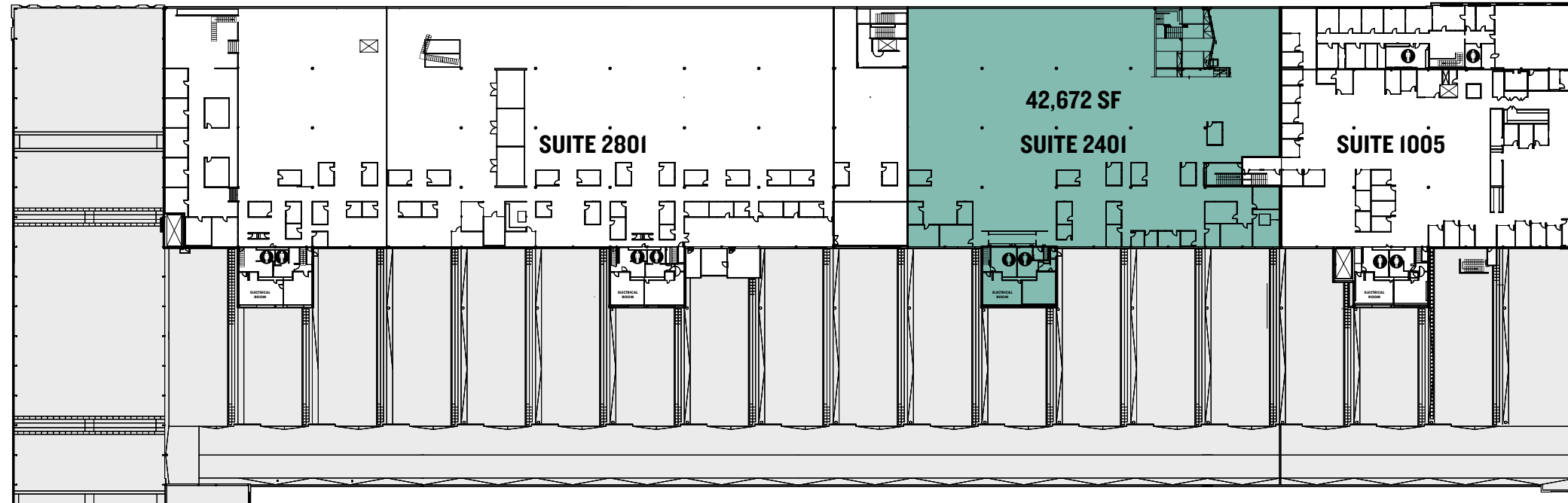
**TODAY**

Ford Point is home to R&D, manufacturing and distribution, advanced manufacturing, flex office and retail—fulfilling its legacy of innovation.

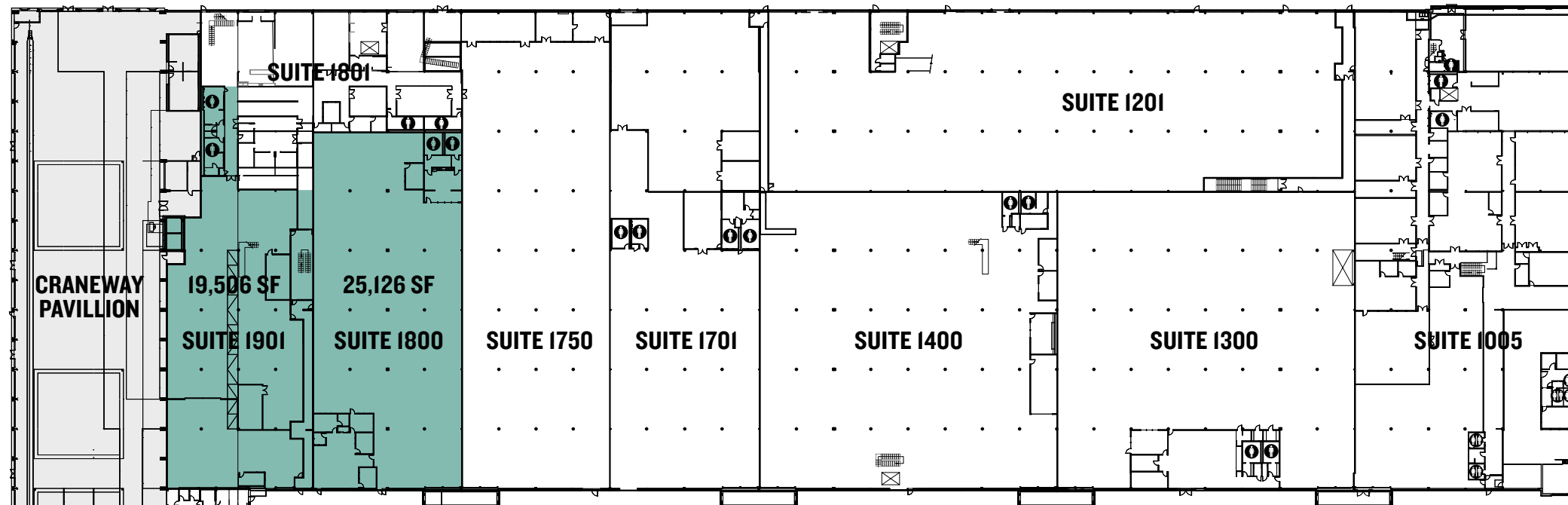
# A HISTORIC ICON RESTORED.



# FLEXIBLE PLANS.



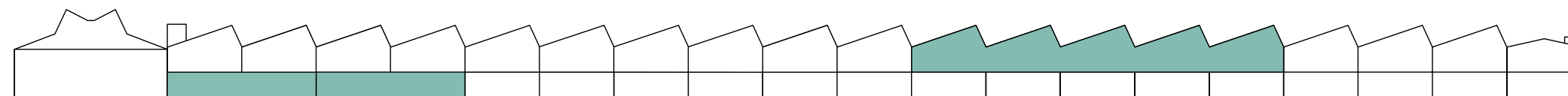
FLOOR 2



FLOOR 1

Total 87,304 SF available

- > 2-STORY DIVISIBLE SUITES
- > FLEXIBLE ZONING CATERING TO A WIDE RANGE OF USES
- > 16' - 18' CEILING HEIGHTS
- > DOCK HIGH DOORS AND GRADE-LEVEL DOORS
- > EXPANSIVE FLOOR PLATES
- > 3,000 AMPS OF ELECTRICAL POWER



# SPACE FOR CREATIVITY.

Our tenants leverage intelligent building features to promote collaborative workplaces, inspired teams, and the well-being of individuals. Ford Point offers the luxury of space for creativity.

- > MIXED USE ZONING FOR MANUFACTURING, DISTRIBUTION, R+D, RETAIL AND OFFICE
- > EXPANSIVE FLOOR PLATES AND UNOBSTRUCTED INTERIORS FOR MAXIMUM FLEXIBILITY AND PRODUCTIVITY
- > 16-18' CEILING HEIGHTS FOR UNINHIBITED SPACES
- > LARGE WINDOWS AND SKYLIGHTS FOR SUPERIOR NATURAL LIGHT AND AIR QUALITY
- > WATERFRONT VIEWS OF SAN FRANCISCO AND THE BAY

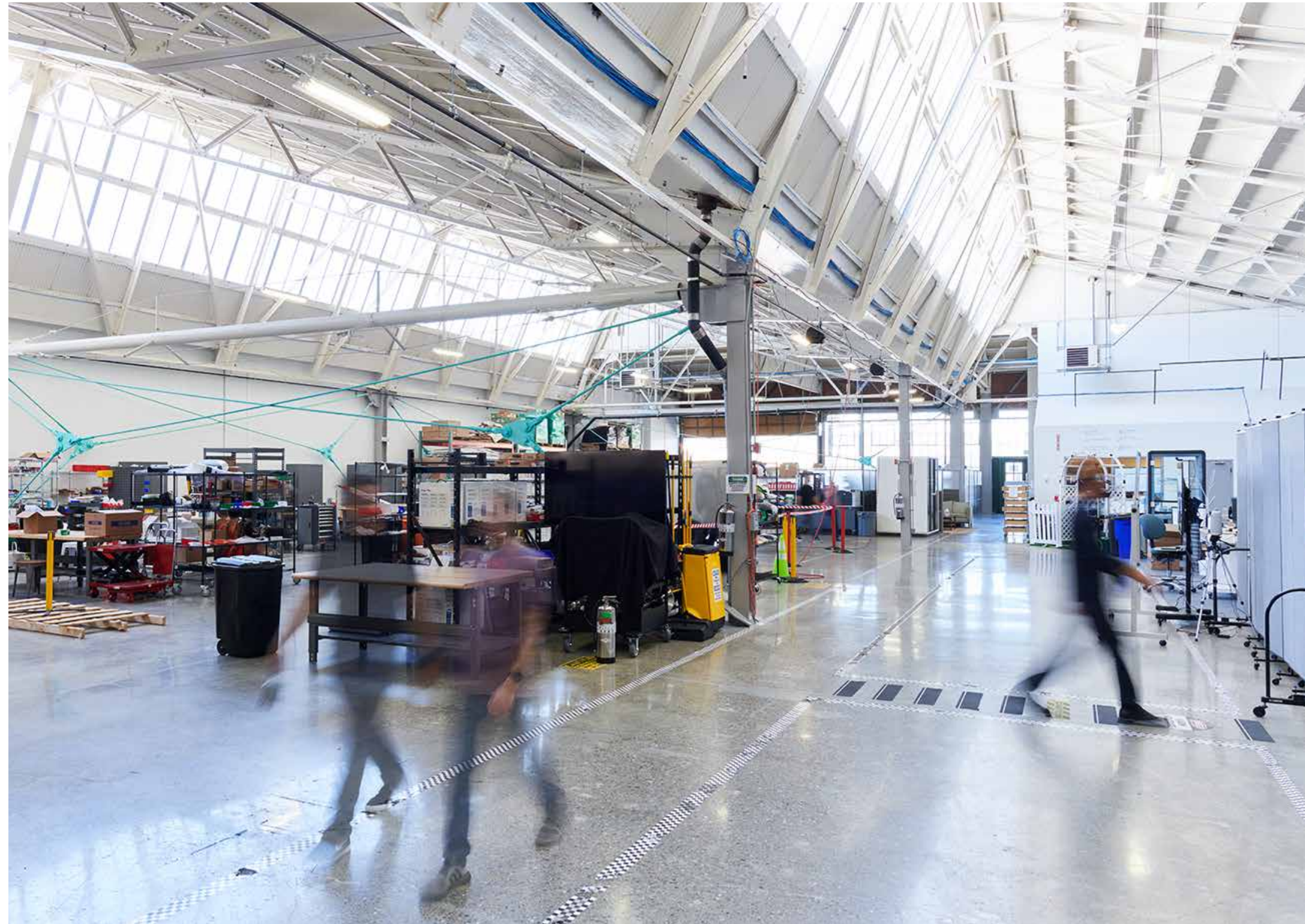
# A COMMUNITY OF DOERS.



Ford Point is home to visionary companies moving us toward a more sustainable future. Current tenants Sunpower and Moxion Power represent the innovative spirit at the heart of the Ford Point community.



- > REPLACES FOSSIL FUEL BURNING GENERATORS WITH MOBILE ALL-ELECTRIC EQUIPMENT
- > REDUCES ENERGY COST AND CARBON EMISSIONS FROM THE CONSTRUCTION INDUSTRY
- > IMPROVES HEALTH OF CONSTRUCTION WORKERS WHO ARE IN CLOSE PROXIMITY TO EQUIPMENT







Ford Point offers an ecosystem of practices to arrest climate change.

- > ROOFTOP SOLAR PANELS
- > RESTORED USING GREEN BUILDING PRACTICES
- > RECYCLING AND WASTE DIVERSION PROGRAM
- > HIGH-EFFICIENCY LED LIGHTING
- > ELECTRIC CAR-CHARGING STATIONS
- > EASY ACCESS TO PUBLIC TRANSPORTATION



# A MODEL OF SUSTAINABILITY.



Exclusive access to each suite.

Available suite includes loading docks.

- > INDIVIDUAL TENANT ENTRANCES
- > 3 ELEVATORS
- > 24/7 ACCESS
- > 24-HOUR MANNED SECURITY

- > 961 PARKING SPACES
- > 17 CHARGING STATIONS
- > 14 DOCK HIGH DOORS
- > 8 GRADE LEVEL DOORS

# EFFICIENT ACCESS.



# FUNCTIONAL NOSTALGIC DESIGN.



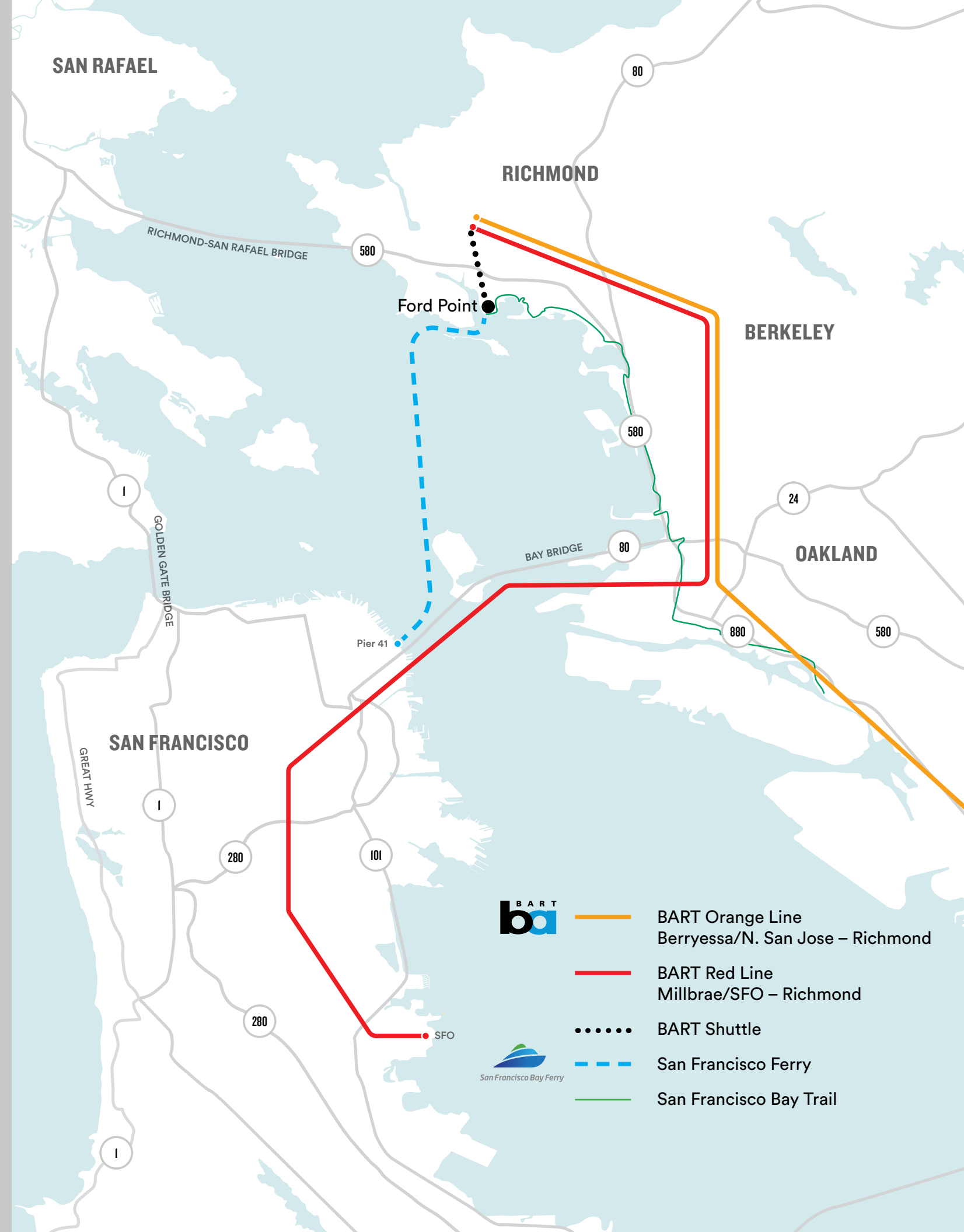
Architectural details infuse the Ford Point property with unique character—a blend of industrial efficiency and functional design, an inspirational interplay of legacy and vision celebrating what brought us here and where we'll go.



# CLOSER THAN YOU THINK.

- > 10 MINUTES FROM BERKELEY
- > 15 MINUTES FROM EMERYVILLE
- > 20 MINUTES FROM OAKLAND OR SAN RAFAEL
- > 25 MINUTES FROM MILL VALLEY OR DOWNTOWN SAN FRANCISCO
- > 35-MINUTE FERRY RIDE FROM SAN FRANCISCO

Note: travel times are non rush hour



# MORE THAN YOU EXPECT.

- > ON-SITE RESTAURANTS AND ENTERTAINMENT VENUE
- > NEXT TO RICHMOND FERRY TERMINAL
- > ACCESS TO SAN FRANCISCO BAY TRAIL
- > NEARBY PARKS, RESTAURANTS, AND MUSEUMS



## POINTS OF INTEREST

- 1 Craneway Pavilion
- 2 Golden State Model Railroad Museum
- 3 Rosie the Riveter Park and Visitor Center

## RESTAURANTS

- 4 Anaviv's Table
- 5 Armistice Brewing
- 6 The Artisan Kitchen
- 7 Assemble Restaurant  
Tommy's BBQ
- 8 Bubbalo
- 9 East Brother Beer
- 10 The Far West Cider Co
- 11 Golden Gate Bistro
- 12 La Lupita Mexican Eatery
- 13 Lara's Fine Dining
- 14 Tacos Las Palmas
- 15 Starbucks

# GET IN TOUCH.

## LEASING TEAM

Ted J. Anderson  
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Ryan Hattersley  
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## OWNERSHIP TEAM

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